

# For Sale - Development Opportunity

## 1284-1288 Bath Road, Kingston, Ontario

**Rogers & Trainor**  
COMMERCIAL REALTY (2009) INC.  
BROKERAGE



**VACANT  
LAND**

High profile corner location with frontages (with ingress and egress) on Bath Road and Armstrong Road. Great development site with full municipal services at the site. Located at a signalized intersection with high visibility and traffic counts on average of 54,392 per day.

**Municipal Address:** 1284-1288 Bath Road, Kingston Ontario

**Sale Price:** \$880,000

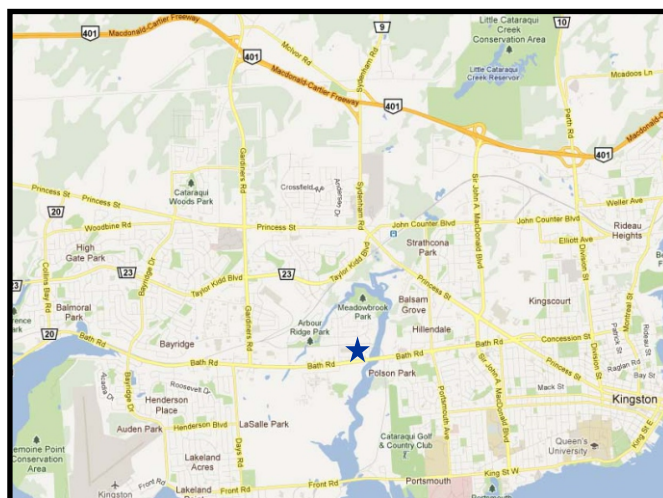
**Realty Taxes:** \$45,552 (2011)

**Zoning:** C2 (General Commercial)

**Lot Size:** 169' x 276' (irreg)

**Acreage:** 2.04 acres

**Square Footage:** 89,039 sq. ft.



For more information  
please contact:

**Gary Croke**

Sales Representative  
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**Kostas Doulas**

Broker  
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**Providing Solutions**

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B R O K E R A G E

**Legal Description:** PT LT 15 CON 2 Kingston PTS 4-9, 13R3836 & PT 5 13R3784 S/T FR327843 T/W FR327843; S/T FR36189: Kingston

**PIN:** 362700005

**Roll Number:** 101108018000360000

**Location:** The site is located on the north-west corner of Bath Road and Armstrong Road (at a signalized intersection) with access from both streets. Current retailers surrounding the site are LCBO, Harveys, Swiss Chalet, and the Frontenac Mall which includes Play It Again Sports, Premier Fitness, Value Village, Food Basics etc.

**Services:** All municipal services are available on site including water, sewer, hydro, natural gas

### Zoning and Permitted Uses:

1284-1288 Bath Road is zoned C2- General Commercial. The permitted uses are as follows:

- An auditorium
- An automatic car wash
- An automobile service station
- An appliance rental shop
- A bank
- A beverage room
- A boat sales establishment
- A business or professional office
- A clinic
- A commercial club
- A commercial school
- A dry-cleaning or laundry outlet
- A funeral home
- A merchandise service shop
- A vehicle sales or rental establishment
- A personal service shop
- A copy shop
- A private club
- A recreational establishment
- A restaurant
- A take-out restaurant
- A supermarket
- A veterinary clinic
- A shopping centre consisting of any of the uses stated above

### TRAFFIC COUNTS

**Bath Rd @ Armstrong Rd.  
AADT 2006**

**East: 28,279**

**West: 26,113**

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